

61 WARD STREET SALEM, MASSACHUSETTS



Property Details

Property Address:	61 Ward St, Salem, MA
Property Size:	.02 acres
Former Use:	Gas station, taxi garage, auto repair, photo shop
Contaminants Found:	Petroleum and lead
Current Use:	Traffic intersection and small park area
Current Owner:	City of Salem

Project Partners

City of Salem

Motivation for Redevelopment: The redevelopment of this property was driven by the need to create a safe intersection, remove the blight associated with an abandoned and neglected building, and construct a pocket park in the densest neighborhood in Salem, Massachusetts. The initial need for this project was recognized as far back as ten years ago, and EPA funding secured in 2007 enabled the city to move forward. Planning and community outreach for the project began in October 2007. Community outreach included multiple community meetings held in English and Spanish to solicit input on the design of the pocket park and inform residents of the city's goal for cleanup and redevelopment. Following the city's procurement and contracting of the project, cleanup work started in April 2009.

Property History: The Point Neighborhood in Salem, Massachusetts was known for its rich maritime commerce in the late 1700s; this transformed Salem into an industrial town decorated with smokestacks. Salem was the center of the leather tanning industry in the mid 1700s through the late 1980s. As tanning and manufacturing activities decreased, abandoned and blighted properties increased. The 0.2-acre Ward Street property previously housed a gas station, taxi garage, auto repair, and finally a photo shop before falling vacant. The neighborhood helped maintain the property somewhat by painting the outside of the onsite building and planting vegetation around the site. Finally, in 1990, the City of Salem purchased the vacant property.

Project Results: In 2000, the City of Salem received an EPA Pilot Brownfields Assessment grant to assess several properties, one of which was the Ward Street property. The property was assessed in September 2005, and in October

Funding Details

EPA Brownfields Assessment Grant:	(a portion of) \$200,000
EPA Brownfields Cleanup Grant:	\$200,000
City of Salem:	\$40,000

Project Highlights

- Redevelopment efforts created a safe intersection and pocket park for the densest neighborhood in Salem
- Approximately 300 cubic yards of petroleum-impacted soil and urban fill were excavated from the site
- The reconfigured traffic circle is equipped with new Americans with Disabilities Act sanctioned crosswalks and sidewalks

2007, the City of Salem received a \$200,000 EPA Brownfields Cleanup grant. Additionally, Salem provided a \$40,000 match for the project. Cleanup began in April 2009 and activities included removal of small quantities of paints, chemicals and roofing materials containing lead, and asbestos located in the abandoned building. Following abatement, the building was demolished. Subsequently, a total of approximately 300 cubic yards of petroleum impacted soil and urban fill were excavated and removed from the site for thermal treatment.

Redevelopment of the Ward Street intersection began in August 2009. The intersection was reconfigured to improve safety for both vehicular and pedestrian traffic. Improvements include safer vehicular circulation, enhanced pedestrian access, including new Americans with Disabilities Act (ADA) compliant crosswalks and sidewalks, new lighting, seating, landscaping, and upgrades to the stormwater drainage system. Additionally, this project provided National Power Grid with the opportunity to repair and replace vintage gas lines located in and around the project area. Plantings and benches were installed in the pocket park in September 2009 and final paving of the new intersection was completed in October 2009, totaling nearly \$450,000 for all project costs.

Project Timeline

September 2005	Property Assessed
April 2009	Cleanup Begins
August 2009	Cleanup Ends; Redevelopment Begins
October 2009	Project Complete